

# Lot 6

278–282 High Road, Harrow Weald,  
Middlesex HA3 7BB

**\*Guide: £70,000**

Gross Yield 10.8%  
In the same ownership for over 43 years  
6 week completion



## SITUATION

Located close to the junction with Weald Lane within this popular mixed commercial and residential suburb being only a few minutes walk from the main multiple shopping facilities in both Harrow Weald and Wealdstone. The area is well served by a variety of bus routes and Harrow & Wealdstone Station (Bakerloo & Main Line) is less than 1 mile away. In addition, Harrow Town Centre is only 2 miles to the south.

Harrow Weald lies approx. 13 miles north-west of central London.

## PROPERTY

Forming part of a parade comprising **2 Ground Floor Shops** (1 sold off) and **6 Self-Contained Flats** (each sold off including 1 valuable reversion) at part ground, first and second floor levels. In addition, the property includes a **Yard**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**



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**£7,560** per annum **plus**  
**1 Valuable Reversion**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

HCB Group

Tel: 020 8907 4366 Ref: Nichola Allen

Email: nicholaallen@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

| Property                                        | Accommodation                                                                                                         |                                  | Lessee & Trade                                                                            | Term                                                                                               | Ann. Excl. Rental                          | Remarks                                                                                                  |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Nos. 280 & 282a<br>(Shop, 3 Flats & Yard)       | <b>No. 280 – Ground Floor Shop<sup>1</sup></b><br><b>No. 282a – Converted into 3 Flats<sup>1</sup></b><br><b>Yard</b> |                                  | <b>Individual</b><br><b>(All sub-let)</b>                                                 | 999 years from 29 September 1998                                                                   | Peppercorn                                 | FRI                                                                                                      |
| No. 282<br>(Shop)                               | Gross Frontage<br>Internal Width<br>Shop Depth<br>Built Depth<br>WC                                                   | 16'8"<br>14'0"<br>22'8"<br>34'0" | <b>A. Azimian-Ghasbeh</b><br><b>(t/a Honey's Hair &amp; Nails)</b><br><b>(Hair Salon)</b> | 10 years from 20th January 2022<br><b>(renewal of a previous lease – in occupation since 2012)</b> | £7,500                                     | FRI<br><b>Tenant's Break 2027</b>                                                                        |
| No. 282b<br>(Flat)                              | 2 Bed Flat <sup>1</sup>                                                                                               |                                  | <b>Individual(s)</b>                                                                      | 249 years from 5th April 1984                                                                      | Peppercorn                                 | FRI<br><b>The lease was extended in August 2026 by an additional 150 years for a premium of £34,000.</b> |
| No. 282c<br>(Flat)                              | 2 Bed Flat <sup>1</sup>                                                                                               |                                  | <b>Individual(s)</b>                                                                      | 99 years from 1st September 1983                                                                   | £60<br><b>(rising to £90 p.a. in 2049)</b> | FRI<br><b>Valuable Reversion in approx. 56 years.</b>                                                    |
| No. 278<br>(1st & 2nd floor Flat above No. 280) | Not inspected.                                                                                                        |                                  | <b>Individual(s)</b>                                                                      | 234 years from 1st September 1983                                                                  | Peppercorn                                 | FRI                                                                                                      |
| <sup>1</sup> Not inspected by Barnett Ross.     |                                                                                                                       |                                  |                                                                                           |                                                                                                    | <b>Total: £7,560</b>                       |                                                                                                          |